



Delegated Action of the Executive Director

PROJECT Capitol Gateway Overlay District Review - Jemal's Lazriv Water, LLC 1900 Half St, SW Washington, DC	NCPC FILE NUMBER ZC 16-06
REFERRED BY Zoning Commission of the District of Columbia	NCPC MAP FILE NUMBER 24.40(06.00)44380
	DETERMINATION Approval of report to the Zoning Commission of the District of Columbia
	REVIEW AUTHORITY Advisory per 40 U.S.C. § 8724(a) and DC Code § 2- 1006(a)

On June 9, 2016, the Zoning Commission of the District of Columbia referred to NCPC a new development located at 1900 Half Street (Square 666, Lot 15), which is at the intersection of Half Street and Water Street, and adjacent to the Anacostia River in the Southwest quadrant of Washington, DC. An outdated office building currently sits on the site. The site is within the Capitol Gateway Overlay District (CG) and is further zoned W-2 (Waterfront). The applicant, Jemal's Lazriv Water, LLC, proposes to adapt the existing office building to a mix of residential and commercial uses. Per Sections 3012.1(a)(1)(2) and 1610.1(a) of the District of Columbia Zoning Regulations (11 DCMR), the Zoning Commission referred this application to NCPC for review under the CG provisions in Sections 1603 and 1610, which have regulations focused on buildings, structures, and uses in the CG/W-2 zoning district.

The proposed mixed-use project includes approximately 427 residential units and 24,032 square feet of retail. The building is approximately 450,711 gross square feet (resulting in a 4.06 Floor Area Ratio), with 374,584 square feet devoted to residential use. Planned parking at the building includes: 312 vehicle spaces, 210 residential long-term bike spaces; 22 residential short-term bike spaces; 12 retail long-term bike spaces; and seven retail short-term bike spaces. In addition, the applicant is proposing to construct a section of the Anacostia Riverwalk Trail along the river frontage of the property. The trail will feature two parallel paths, including a ten-foot bike path adjacent to the building and a ten-foot pedestrian path at the River's edge. The trail is proposed to be extend to the south to the Earth Conservation Corps property.

The Height of Buildings Act of 1910 permits a building height of 100 feet at the subject site. The overall building height is proposed to be 90 feet for the majority of the building, Exceptions to the 90-foot height include a new two-foot concrete slab at the center portion of the roof to reinforce new rooftop mechanical equipment and amenity space, and a new five-foot pool deck at the center portion of the roof. The zoning regulations currently allow a height of 70 feet, therefore the applicant is requesting a variance for the building height allowed in the W-2 district.

